

38-120

TRANSFER
TAX
PAID

KNOW ALL MEN BY THESE PRESENTS,

THAT I, JOHN M. KIRSCHNER, SR., of Lincolnville, County of Waldo and State of Maine,

014792

In Consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by JOHN'S REALTY, II, a Partnership with a principal office at Waterville, County of Kennebec and State of Maine, whose mailing address is 1 Kennedy Memorial Drive, Waterville, Maine 04901

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey, WITH WARRANTY COVENANTS, unto the said JOHN'S REALTY, II, its successors and assigns forever,

A certain lot or parcel of land, located on the northwesterly side of Messalonskee Stream, southwesterly side of Sawtelle Street, and the Northeasterly side of Kennedy Memorial Drive in the City of Waterville, County of Kennebec, State of Maine, being more particularly described as follows:

Beginning at a 5/8" rebar set in 1982 at the Southeasterly corner of Sawtelle Street and the most westerly corner of land now or formerly of H. Smith (Book 623, Page 557), said point of beginning is a northerly corner of the herein described property;

Thence N 64 - 58 W along the southwesterly right-of-way line of Sawtelle Street, a distance of 55.0 feet to an iron pin found;

Thence N 55 - 30 W along the southwesterly right-of-way line of Sawtelle Street, a distance of 78.2 feet to a point at a northerly corner of land deeded by John M. Kirschner, Sr. to John's Realty Company II; said point being S 55 - 30 E and 130.0 feet from an iron pin found at the southerly intersection of Sawtelle Street with Cool Street;

Thence S 03 - 33 E along the easterly line of John's Realty Company II, a distance of 92.5 feet to an iron pin found;

Thence S 51 - 50 W along the southeasterly line of John's Realty Company II (Book 2473 Page 132), a distance of approximately 130 feet to the new northeasterly right-of-way line of Kennedy Memorial Drive;

Thence approximately S 49 E along the new northeasterly right-of-way line of Kennedy Memorial Drive, a distance of about 22 feet to a point 80 feet northeasterly from and as measured along a line at right angles to the

MDOT Base Line at Station 12+84.47 "Back" equals P.C. Station 13+02.66 "Ahead".

Thence southeasterly along the new northeasterly right-of-way line of Kennedy Memorial Drive and a curve having a radius of 738.51 feet, 80 feet northeasterly from and concentric with the Base Line, a length of 87.83 feet, to a point.

Thence approximately S 83 E along the new northeasterly right-of-way line of Kennedy Memorial Drive, a distance of 72.73 feet to a point 110 feet northeasterly from and as measured along a line normal to the Base Line at Station 14+75.

Thence southeasterly along the new northeasterly right-of-way line of Kennedy Memorial Drive and a curve having a radius of 708.51 feet, a length of approximately 94 feet to the northwesterly side of Messalonskee Stream.

Thence northeasterly along the northwesterly side of Messalonskee Stream, approximately 130 feet to a 5/8" rebar set in 1982 at the most southerly corner of land now or formerly of H. Smith.

Thence N 43 - 20 W along the southwesterly line of land now or formerly of H. Smith, a distance of 177.7 feet back to the point of beginning.

Meaning and intending to convey 1.1 acres (46,600 square feet) of land as partially shown on plan entitled "Property of John M. Kirschner Sr." by Coffin Engineering & Surveying, dated August 1982. All directions are Magnetic North 1982.

Reference is made to a portion of a deed from Michael LaVerdiere, Edward C. Brooks, III, and Leon Berlin to John M. Kirschner, Sr. as recorded in the Registry of Deeds in Book 2487, Page 178.

Subject to a pipe line easement by Kennebec Water District as described in the China Lake Pipe Line Taking, dated 1905, being approximately 33 feet wide and located next to Messalonskee Stream.

Subject to a triangular-shaped easement of approximately 1,800 square feet of land proposed to be deeded from John M. Kirschner, Sr. to Kennebec Water District and shown on Plan entitled "Easement to Be Conveyed to Kennebec Water District" by Pickett Land Survey, Inc., dated June 5, 1995.

Subject to rights others may have to sewer easement extending from Messalonskee Stream over the above described property to John's Realty

Company II.

This deed description was prepared by Kane P. Coffin, PLS 1292, an agent of Coffin Engineering & Surveying, without the benefit of a Standard Boundary Survey.

IN WITNESS WHEREOF, the said **JOHN M. KIRSCHNER, SR.** have hereunto set my hand and seal this 18th day of July, 1995.

Signed, Sealed and Delivered
in the presence of:

Witness

John M. Kirschner, Sr.
JOHN M. KIRSCHNER, SR.

ACKNOWLEDGEMENT

STATE OF MAINE
KENNEBEC, ss.

July 18, 1995

Personally appeared the above named **JOHN M. KIRSCHNER, SR.** and acknowledged the foregoing instrument to be his free act and deed.



Daniel J. Dubord
NOTARY PUBLIC

(print name)

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DANIEL J. DUBORD
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES SEPTEMBER 30, 1996

RECEIVED KENNEBEC SS.

95 JUL 19 AM 9:00

ATTEST: Thomas Reed Mearns
REGISTER OF DEEDS